

Minneapolis City Planning Department Report
Minor Subdivision (MS-106) & Rezoning (BZZ-1418)

Date: October 7, 2003

Date Application Deemed Complete: September 9, 2003

End of 60 Day Decision Period: November 11, 2003

Applicant: Powderhorn Residents Group (PRG)

Address Of Property: 1617 and 1619 24th Street East; 2406-2408, and 2410 17th Avenue South.

Contact Person And Phone: Doug Wise – PRG 612-721-7556

Planning Staff And Phone: Jim Voll 612-673-3887

Ward: 6 **Neighborhood Organization:** East Phillips Improvement Coalition

Existing Zoning: R2B Two-family and R4 Multiple-family residential districts.

Proposed Zoning: R2B Two-family and R4 Multiple-family residential districts.

Plate Number: Plate 21

Legal Description: See attached sheet.

Proposed Uses: Parcel A will be 3,639 square feet and will be part of the Village in Phillips development. Parcel B will be 3,934 square feet and contains an existing duplex.

Appropriate Section(s) of the Zoning Code: Chapter 525, Article VI Zoning Amendments and Chapter 598 Subdivisions.

Background: Currently there are four substandard parcels at the corner of 24th street East and 17th Avenue South. The proposed subdivision will combine the parcels into two larger parcels and will transfer ten feet from the property at 2406-08 17th Avenue South to 1617 and 1619 24th Street East. This ten feet is zoned R2B and it will be combined with parcels zoned R4, so a rezoning is necessary to readjust the zoning district boundaries with the new parcel lines. Both of the parcels that are being created are smaller than the minimum required lot sizes in the R2B and R4 districts, but they will be larger than the existing four parcels, so a variance for lot size is not necessary.

MINOR SUBDIVISION

Required Findings:

- 1. Subdivision is in conformance with the land subdivision regulations including the requirements of section 598.80 relating to protection of natural resources, applicable regulations of the Zoning Code, and policies of the Comprehensive Plan.**

The subdivision is in conformance with the design requirements of the zoning code and land subdivision regulations with the exception of lot size. Both of the parcels that are being created are smaller than the minimum required lot sizes in the R2B and R4 districts, but they will be larger than the existing four parcels, so a variance for lot size is not necessary.

- 2. Subdivision will not be injurious to the use and enjoyment of other property in the immediate vicinity, nor be detrimental to present and potential surrounding land uses, nor add substantially to congestion in the public streets.**

The subdivision will consolidate four substandard lots into two lots and will adjust a lot line between an existing duplex and a future cluster development. This should have few negative impacts on the surrounding area.

- 3. All land intended for building sites can be used safely without endangering the residents or uses of the subdivision and the surrounding area by peril from floods, erosion, high water table, severe soil conditions, improper drainage, steep slopes, utility easements, rock formations, or other hazard.**

The site will be graded to Public Works standards to avoid such hazards. Drainage and erosion control plans are required at the final site plan stage of the larger Village in Phillips project.

- 4. The lot arrangement is such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits and in providing driveway access to buildings on such lots from an approved street. Each lot created through subdivision is suitable in its natural state for the proposed use with minimal alteration.**

Access and grading is existing or will be approved as a part of the Village in Phillips final site plan.

- 5. The subdivision makes adequate provision for storm or surface water runoff, and temporary and permanent erosion control. The storm water drainage system shall be separate and independent of any sanitary sewer system. All plans shall be designed in accordance with rules,**

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regulations and standards of the city engineer. Facilities intended to be dedicated to the City shall be located in perpetual, unobstructed easements of a width determined to be adequate and necessary by the city engineer. To the extent practicable, the amount of stormwater runoff from the site after development does not exceed the amount occurring prior to development.

Existing utility and drainage provisions are adequate for the existing duplex and will be approved as part of the final site plan for the Village in Phillips for the new development.

REZONING (from R2B Two-family Residential to R4 Multiple-family Residential)

Findings As Required By The Minneapolis Zoning Code:

1. Whether the amendment is consistent with the applicable policies of the comprehensive plan.

The rezoning is necessary to adjust the zoning districts to the new lot lines. The ten feet being added to the Village in Phillips project is required to be rezoned to R4 to match the R4 zoning that was approved for the rest of the development.

The Franklin Avenue LRT station is designated on the land use map as a Transit Station Area (TSA). The boundaries of TSAs are not precisely delineated, but in general they are approximately within a ½ mile radius of transit stations. The proposed development is in this radius. Policy 4.18 of *The Minneapolis Plan* states that “Minneapolis will encourage both a density and mix of land uses in TSAs that both support ridership for transit as well as benefit from its users.” The plan also states that the TSAs will be subject to the approved master plans for the areas. The *Franklin-Cedar/Riverside Transit Oriented Development Master Plan* was adopted by the City Council on December 28, 2001. The plan states that “land uses within ½ mile of the station should provide opportunities for higher density housing, high employment work places, and other high activity uses which maximize the benefits of the LRT system.” The proposed rezoning to R4 is in conformance with these goals of *The Minneapolis Plan* and the Franklin Station plan.

2. Whether the amendment is in the public interest and is not solely for the interest of a single property owner.

The purpose of the rezoning is to adjust the district boundaries to the new parcel lines. This should be a benefit to the entire community.

3. Whether the existing uses of property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning

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classification, where the amendment is to change the zoning classification of particular property.

The surrounding area is a mix of residential uses including single-family homes and multi-family buildings. There is a large tract of R5 zoning to the north across 24th Street. The proposed R4 District should act as a transition from the R2 zoning to the south and the R5 zoning to the north.

4. Whether there are reasonable uses of the property in question permitted under the existing zoning classification, where the amendment is to change the zoning classification of particular property.

The R2B district allows single and two-family homes. This would be a reasonable use of the site. The City approved a rezoning to R4 to allow a greater density and flexibility in the placement of the single-family townhomes for the larger Village in Phillips project. This rezoning would be necessary to adjust the R4 District boundary to meet the new parcel line created by the minor subdivision.

5. Whether there has been a change in the character or trend of development in the general area of the property in question, which has taken place since such property was placed in its present zoning classification, where the amendment is to change the zoning classification of particular property.

This area of Phillips is near the Franklin Avenue LRT station, which should spur increased development in the areas nearest the transit stations. The adopted plan for the area and *The Minneapolis Plan* anticipate and promote the redevelopment of areas around the LRT stations to promote higher density residential that is compatible with surrounding uses.

RECOMMENDATION OF THE CITY PLANNING DEPARTMENT:

MINOR SUBDIVISION

The City Planning Department recommends that the City Planning Commission adopt the above findings and **approve** the minor subdivision application for property located at 1617 and 1619 East 24th Street and 2406-2408 and 2410 17th Avenue South.

REZONING

The City Planning Department recommends that the City Planning Commission and City Council adopt the above findings and **approve** the rezoning application from the R2B Two-family District to the R4 Multiple-family District for the north 10 feet of 2406-2408 17th Avenue South.